

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Wendover Avenue, 200' S of
the c/l of Highpoint Road
(7840 Wendover Avenue)
9th Election District
6th Councilmanic District

William T. Soutar, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-11-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7840 Wendover Avenue, located in the vicinity of Perring Parkway in Parkville. The Petition was filed by the owners of the property, William T. Soutar, Jr., and his wife, Dorothy E. Soutar. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet in lieu of the required 30 feet for a proposed 16' x 16' addition to the rear of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

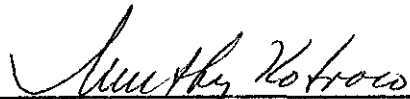
MICROFILMED

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet in lieu of the required 30 feet for a proposed 16' x 16' addition to the rear of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/8/95
By [Signature]

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 8, 1995

(410) 887-4386

Mr. & Mrs. William T. Soutar, Jr.
7840 Wendover Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Wendover Avenue, 200' S of the c/l of Highpoint Road
(7840 Wendover Avenue)
9th Election District - 6th Councilmanic District
William T. Soutar, Jr., et ux - Petitioners
Case No. 96-11-A

Dear Mr. & Mrs. Soutar:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7840 WENDOVER AVE.
address
BALTIMORE MD. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

IF ~~WE ARE~~ NOT ALLOWED TO CONSTRUCT THE
PROPOSED ADDITION, WE WILL BE DEPRIVED OF
THE EXTRA LIVING SPACE THAT WE FEEL IS
NEEDED TO BE ADDED TO OUR ONE STORY
HOUSE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William T. Soutar Jr.
(signature)
WILLIAM T. SOUTAR JR.
(type or print name)
City



Dorothy E. Soutar
(signature)
DOROTHY E. SOUTAR
(type or print name)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William T. Soutar and Dorothy E. Soutar

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-27-95
date

Luanne Donato
NOTARY PUBLIC

My Commission Expires: March 20, 1998

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7840 WENDOVER AVE.

which is presently zoned DR5-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B62.3.C.1 to permit a 22' rear yard in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE PROPOSED ADDITION THAT WE WISH TO HAVE ATTACHED TO THE REAR OF OUR HOUSE WILL STOP 22 FT OFF OF THE PROPERTY LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

MR. WILLIAM T. SOUTAR JR
(Type or Print Name)

William T. Soutar Jr.
Signature

MRS. DOROTHY E. SOUTAR
(Type or Print Name)

Dorothy E. Soutar
Signature

7840 WENDOVER AVE. 661-2837
Address Phone No.

BALTIMORE MD. 21234
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: WDL DATE: 7/12/95

ESTIMATED POSTING DATE: 7/23/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 12

Soph

af

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - W/S Long Hill Road,
540' E of Burnbrook Road * DEPUTY ZONING COMMISSIONER
(6719 Long Hill Road)
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 96-111-XA

Johnnie L. Jones Pearson *
Petitioner *
* * * * *

ORDER OF DISMISSAL

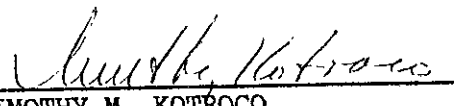
WHEREAS, this matter was scheduled for a hearing before this Deputy Zoning Commissioner on October 26, 1995 to consider Petitions for Special Exception and Variance filed by the owner of the subject property, Johnnie L. Jones Pearson.

WHEREAS, prior to the hearing date and pursuant to a Motion for Continuance of Zoning Hearing filed by Counsel for the Petitioner, this Deputy Zoning Commissioner continued the hearing for a period of sixty (60) days from the date of his Order, dated October 23, 1995.

WHEREAS, more than sixty (60) days from the date of that Order has passed and Counsel for the Petitioner has advised this Office that this matter can be dismissed,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of March, 1998 that the Petitions for Special Exception and Variance filed in the above-captioned matter, be and the same are hereby DISMISSED WITHOUT PREJUDICE.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204

Ms. Johnnie L. Jones Pearson
6719 Long Hill Road, Baltimore, Md. 21207

People's Counsel; Case File

Beginning on the west side of Wendover Avenue
30 feet wide, at the distance of 200 feet
south of the centerline of Highpoint Road.

Being Lots 567, 568, 569 of the Parkville Heights
Subdivision as recorded in Plat Book 7, Folio 38.

Also known as 7840 Wendover Avenue containing
.13 acres in the 9th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-11-1A
Towson, Maryland

District 9th Date of Posting 7/22/95
Posted for: Variance
Petitioner: Wm. & Dorothy Soutar
Location of property: 7840 Wren Lower Ave.
Location of Signs: Facing road by property being zoned
Remarks: _____
Posted by [Signature] Date of return: 7/25/95
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item # 14.
No.

003636
JRD.

DATE 7.12.95. ACCOUNT R.001-G150

MARK E. BRUCK.
8510 Cove Rd.
BAY FLB.

AMOUNT \$ 285.00

RECEIVED
FROM:

020 C. VAL. \$ 250
080 1 Sign. \$ 35

FOR: TOTAL \$285

03A03#0089MICHRC
BA C003147PM07-12-95 \$285.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
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DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.


ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 12

Petitioner: Mr. William T. Soutar, Jr.

LOCATION: 7840 Wendover Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. William T. Soutar, Jr.

ADDRESS: 7840 Wendover Ave

Balto. Md. 21234

PHONE NUMBER: 661-2837

AJ:ggs
(Revised 3/29/93)

100-10000



Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-11-A (Item 12)
7840 Wendover Avenue
W/S Wendover Road, 200' S of c/l Highpoint Road
9th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 30, 1995. The closing date (August 7, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: William and Dorothy Soutar

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1995

Mr. and Mrs. William T. Soutar, Jr.
7840 Wendover Avenue
Baltimore, Maryland 21234

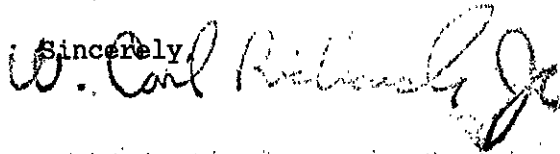
RE: Item No.: 12
Case No.: 96-11-A
Petitioner: W. T. Soutar, et ux

Dear Mr. and Mrs. Soutar:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09,10,11,12,13,14 & 16.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 012 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

www.elsevier.com/locate/jmb

DATE: August 1, 1995

A

The Office of Planning and Zoning has no comments on the following petition(s):

12

Prepared by:

Division Chief:

PK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

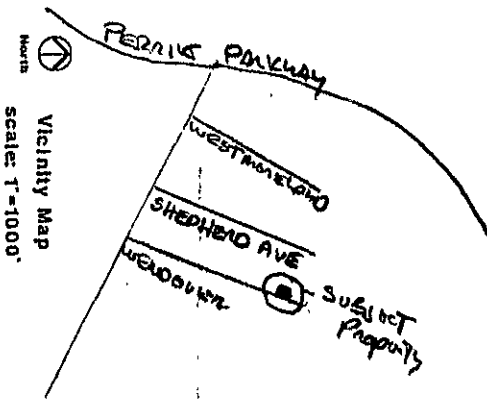
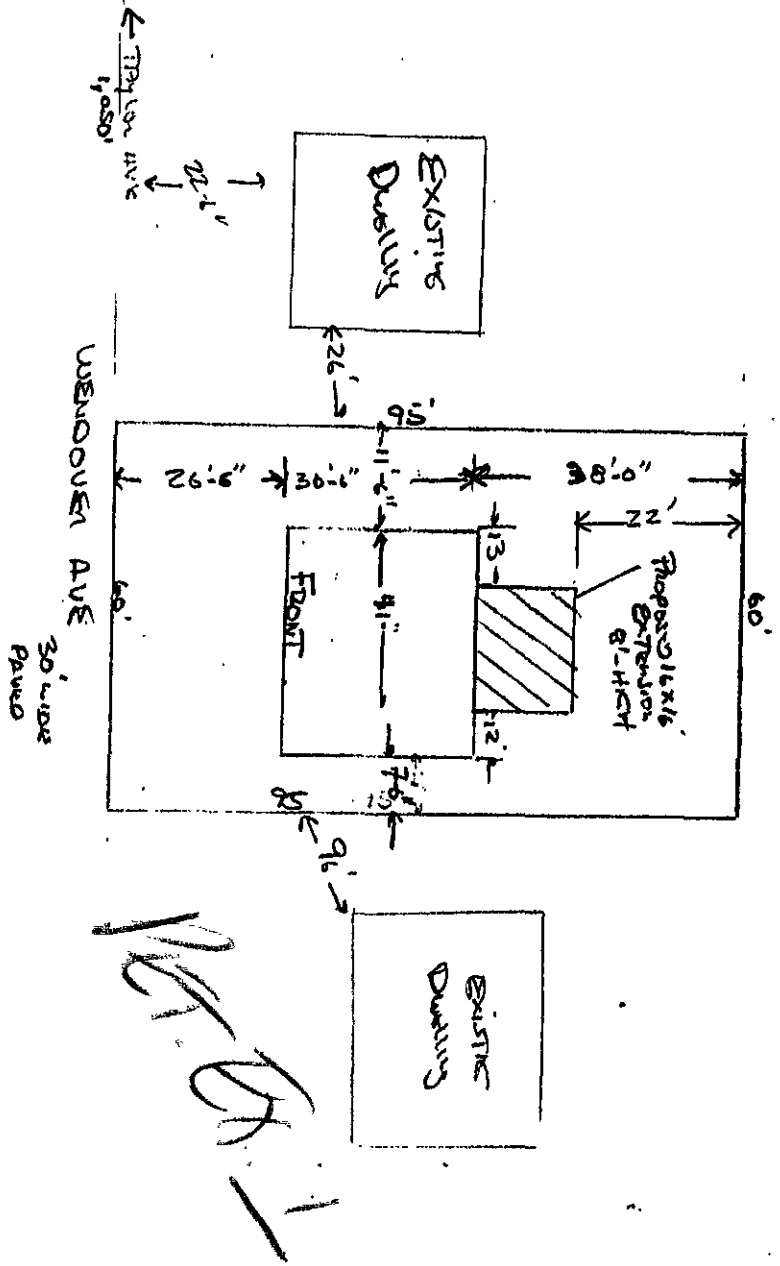
PROPERTY ADDRESS: 7840 WEEDOVER AVE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Parkville Heights

plat book # 7, folio # 338, lot # 568, section # 569

OWNER: William & Dorothy South



LOCATION INFORMATION

Election District: 9TH
Councilmanic District: 6

T=200' scale map#: N.E. 8C

Zoning: P.R.S.S

Lot size: .13 5700
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: ☐ ☒

ZONING HISTORY - NONE

Zoning Office USE ONLY!

reviewed by: MMK ITEM #: 12 CASE#:

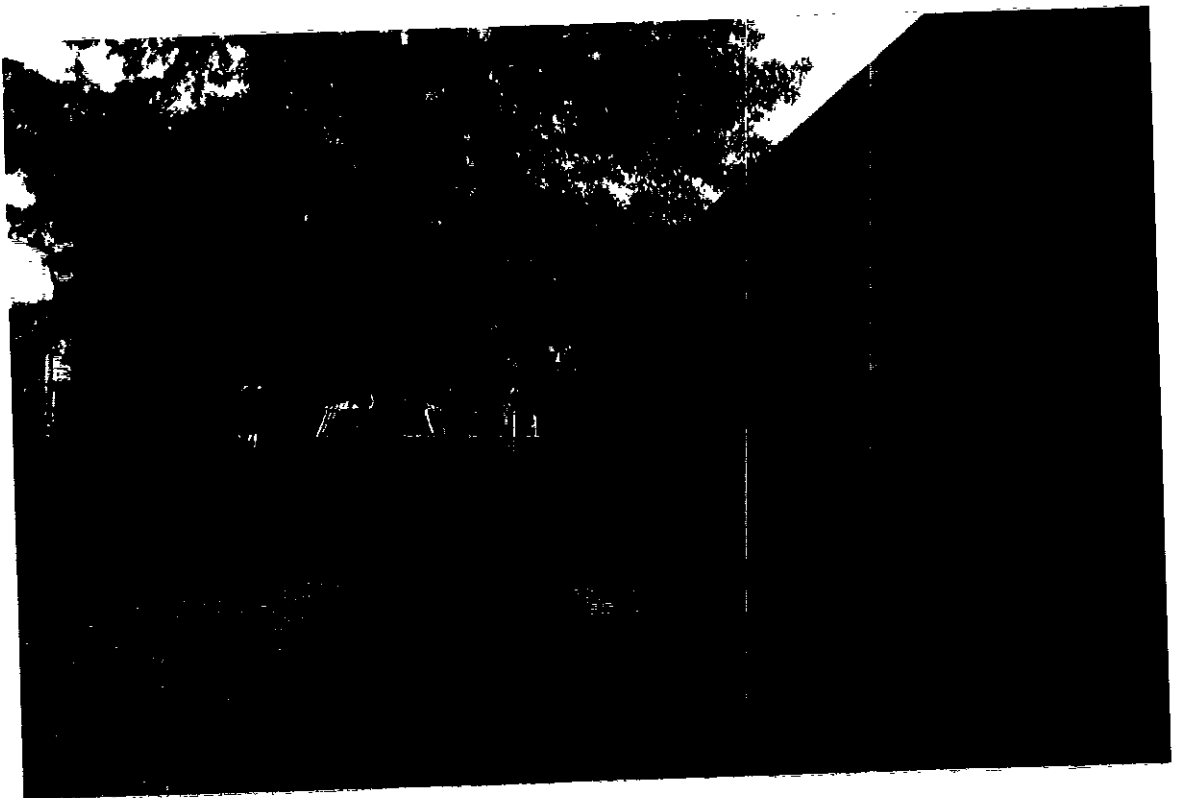
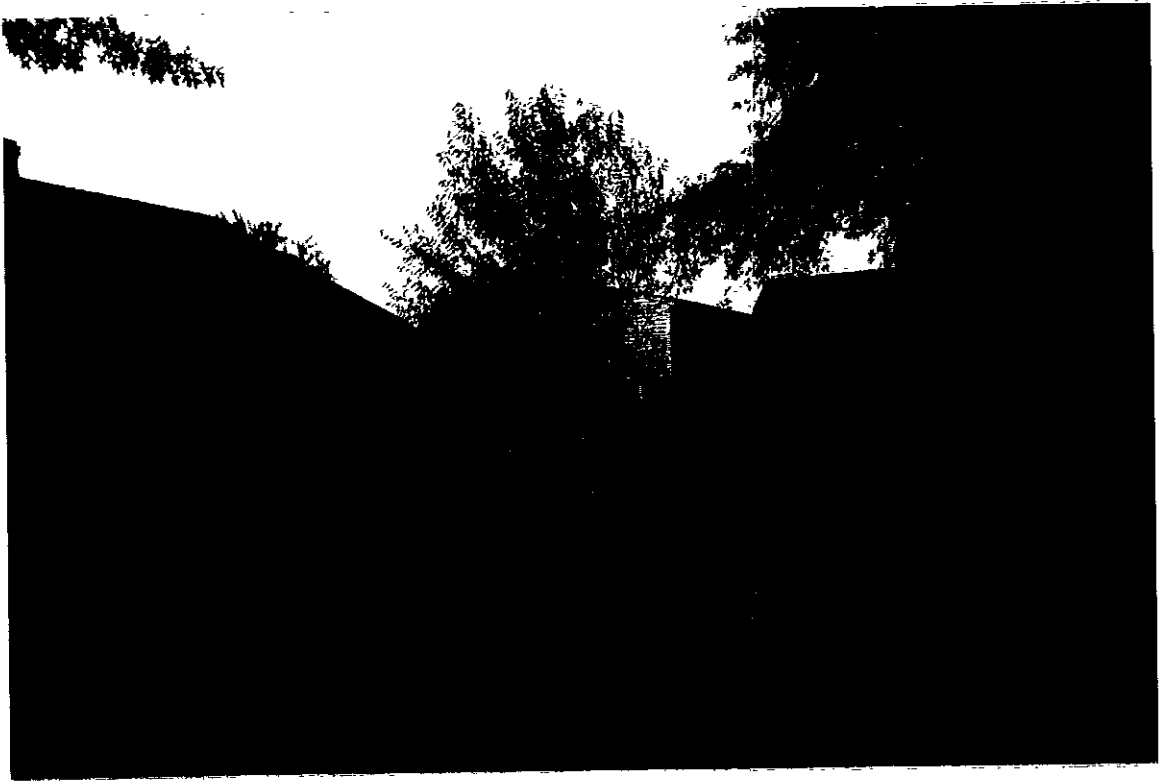
North
date: 7-10-95
prepared by: FDover Scale of Drawing: 1" = 30'

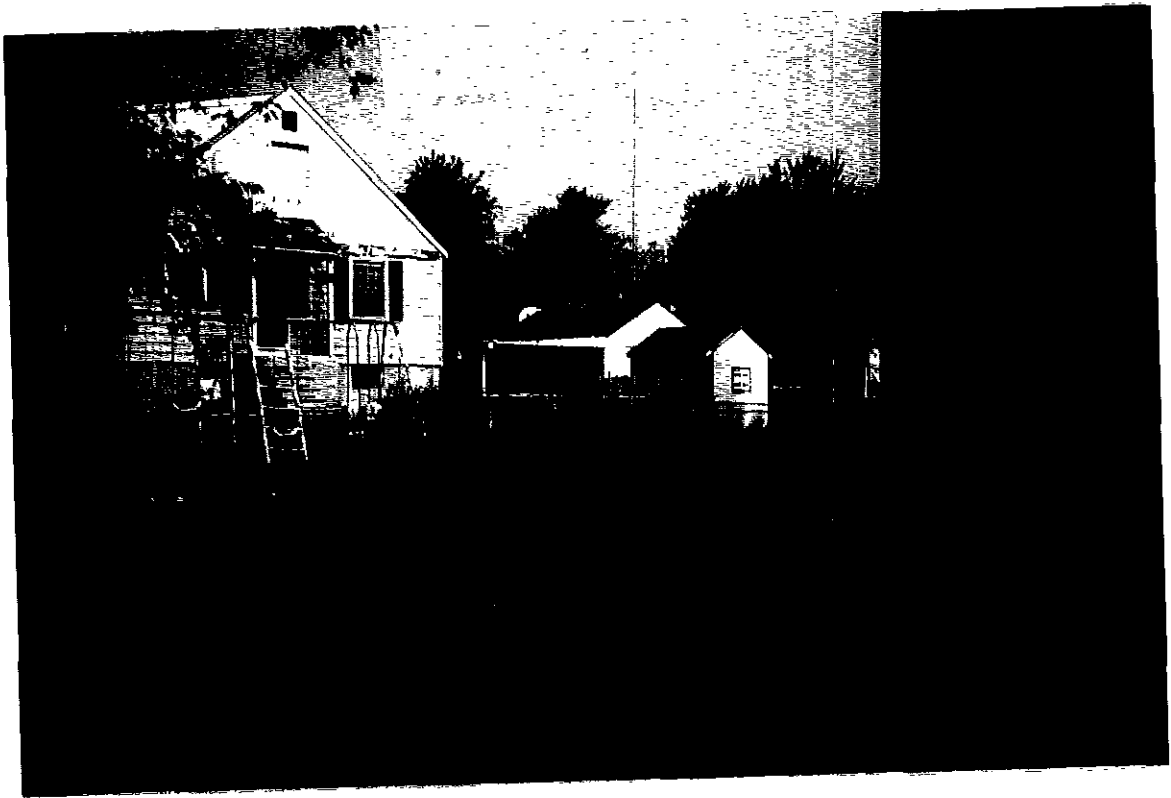












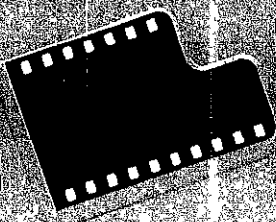
6291.2

Subject:

Date:

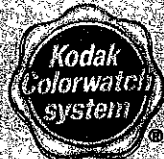
ITEM 12
MR. SOUTAR
7870 W. 100th

MICROFILMED

ExpressStop  **Photo**
Pictures while you shop.



96-11-A



Share your pictures.

Use the order form on back to order reprints and enlargements for family and friends.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	N.E. 8-C
DATE OF PHOTOGRAPHY JANUARY 1986	RECORDED	# 12

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

N-SW N-SE
N-NW N-NE

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1991

[illegible]

HARFORD PARK

10



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	N.E. 8-C
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	# 12



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
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DATE OF PHOTOGRAPHY		8-C
JANUARY 1986		# 12

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

N-SW N-SE
N-NW N-NE

1992 COMPREHENSIVE BUILDING
Adopted by the Baltimore County Council
Oct. 15, 1991



OTOSGRAPH
JANUARY

1986

10

14

100

Age Group	Percentage (%)
18-24	10
25-34	25
35-44	20
45-54	15
55-64	10
65-74	5
75-84	2
85+	1



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	8-C # 12

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6th Councilmanic District
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Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-11-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of August, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 22 feet in lieu of the required 30 feet for a proposed 16' x 16' addition to the rear of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 8, 1995

(410) 887-4386

Mr. & Mrs. William T. Soutar, Jr.
7840 Wendover Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Wendover Avenue, 200' S of the c/l of Highpoint Road
(7840 Wendover Avenue)
9th Election District - 6th Councilmanic District
William T. Soutar, Jr., et ux - Petitioners
Case No. 96-11-A

Dear Mr. & Mrs. Soutar:

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In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7840 WENDOVER AVE.

which is presently zoned BK5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to permit a 22' rear yard in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

THE PROPOSED ADDITION THAT WE WISH TO HAVE ATTACHED TO THE REAR OF OUR HOUSE WILL STOP 22 FT. OFF OF THE PROPERTY LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Owner	Legal Owner(s)
Name of Petitioner	<u>MR. WILLIAM T. SOUTAR JR.</u>
Signature	<i>William T. Soutar Jr.</i>
Name of Petitioner	<u>MRS. DOROTHY E. SOUTAR</u>
Signature	<i>Dorothy E. Soutar</i>
Address	<u>7840 WENDOVER AVE. BALTIMORE, MD 21234</u>
City	<u>BALTIMORE MD 21234</u>
State	<u>MD</u>
Zip	<u>21234</u>
Phone No.	<u>661-2837</u>

ORDER RECEIVED FOR FILING
Date 8/8/95
By [Signature]

RECEIVED BY [Signature] DATE 7/2/95
ESTIMATED POSTING DATE 7/2/95

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7840 WENDOVER AVE.
BALTIMORE MD. 21234

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (Indicate hearing or practical difficulty)

IF WE ARE NOT ALLOWED TO CONSTRUCT THE PROPOSED ADDITION WE WILL BE DEPRIVED OF THE EXTRA LIVING SPACE THAT WE FEEL IS NEEDED TO BE ADDED TO OUR ONE STORY HOUSE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William T. Soutar Jr.
WILLIAM T. SOUTAR JR.
Dorothy E. Soutar
DOROTHY E. SOUTAR

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 27 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William T. Soutar and Dorothy E. Soutar

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-27-95

Luanna Donato
My Commission Expires: March 20, 1998

Beginning on the west side of Wendover Avenue
30 feet wide, at the distance of 200 feet
south of the centerline of Highpoint Road.
Being Lots 567, 568, 569 of the Parkville Heights
Subdivision as recorded in Plat Book 7, Folio 38.
Also known as 7840 Wendover Avenue containing
.13 acres in the 9th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 44 Date of Posting 7/2/95
Posted for: [Signature]
Petitioner: William T. Soutar Jr.
Location of property: 7840 Wendover Ave.
Location of Sign: Along road by rear property line, 200' S of Highpoint Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/2/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE <u>7/12/95</u>	ACCOUNT <u>R 001-6130</u>
NAME <u>P. Soutar</u>	AMOUNT \$ <u>250.00</u>
NO. <u>002636</u>	
RECEIVED FROM <u>CDC CASH</u>	
FOR <u>7/12/95</u>	
VALIDATION OR SIGNATURE OF CARRIER	\$285.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

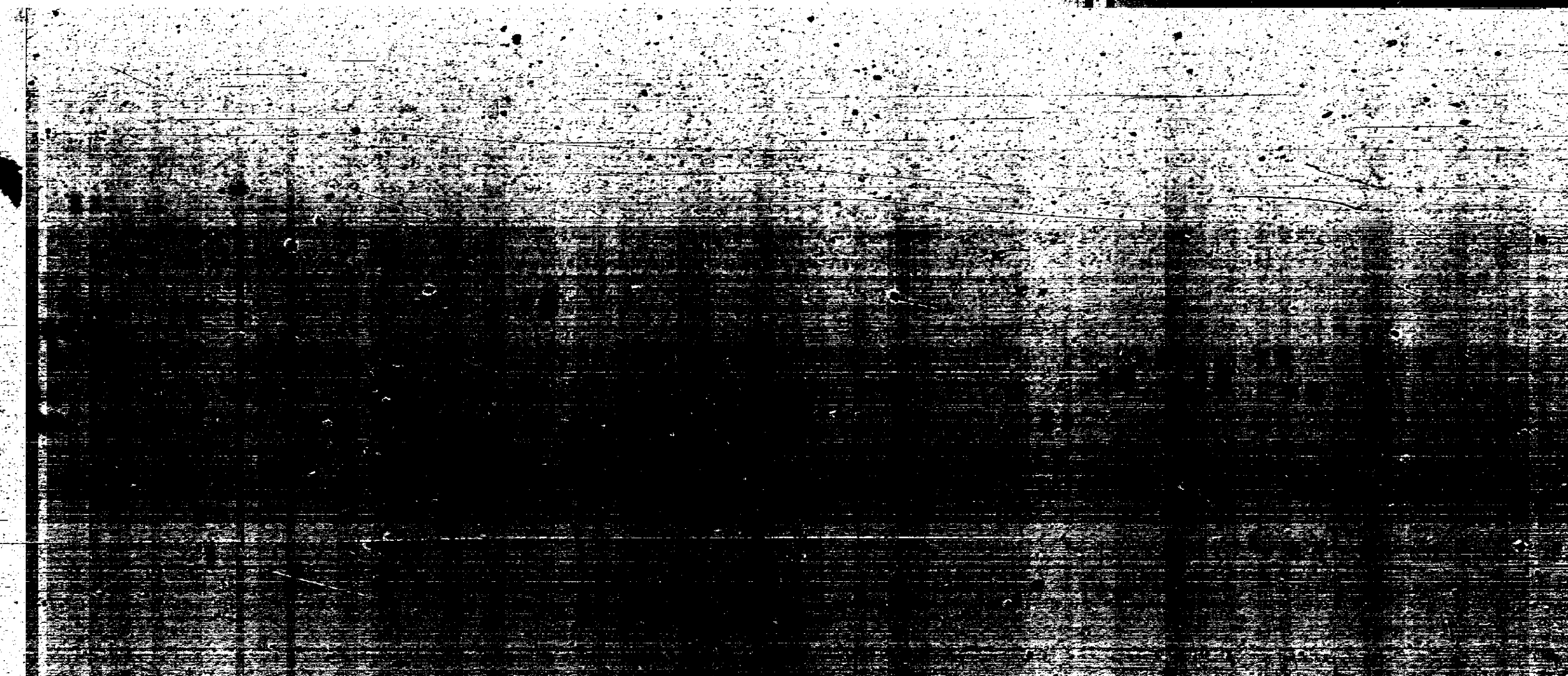
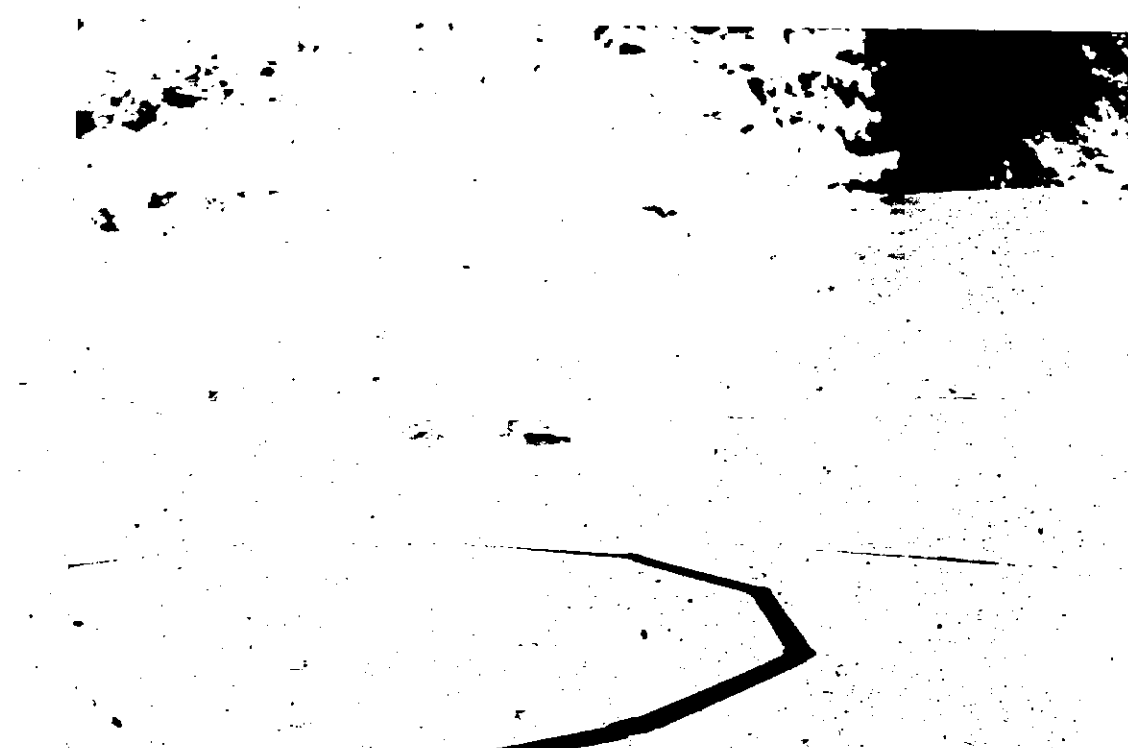
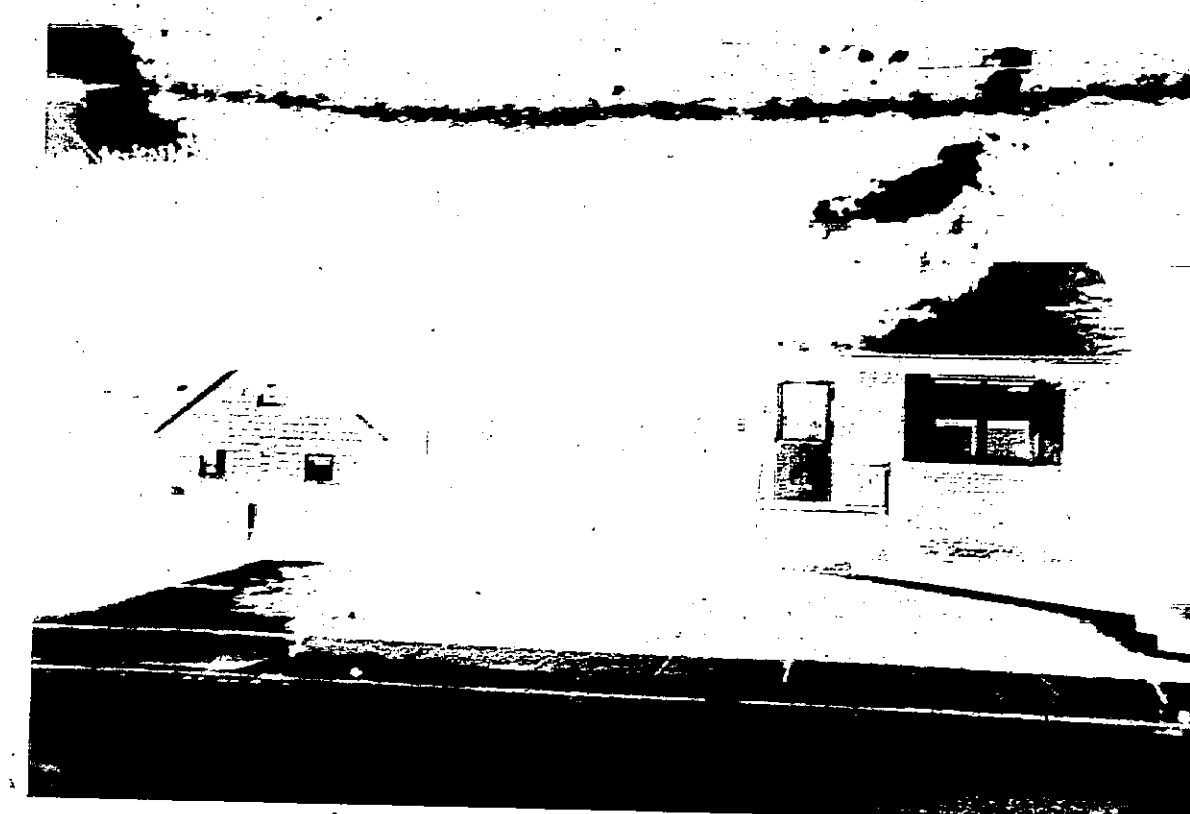
- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:
Case No.: Item No.: 12
Petitioner: Mr. William T. Soutar Jr.
LOCATION: 7840 Wendover Ave
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Mr. William T. Soutar Jr.
ADDRESS: 7840 Wendover Ave
Baltimore MD 21234
PHONE NUMBER: 661-2837

AJ:ggg
(Revised 3/29/93)

SEP 12
MR. SOUTER
7840 WENDOVER

ExpressStop Photo
Pictures while you shop.





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	N.E. 8-C # 12
DATE OF PHOTOGRAPHY		
JANUARY 1986		